

Renovated 3 bedroom house with outbuildings, large garden, kennels and 4 hectares suitable for horses



## INFORMATION

Town:	Lignières
Department:	Cher
Bed:	3
Bath:	1
Floor:	160 m2
Plot Size:	38853 m2

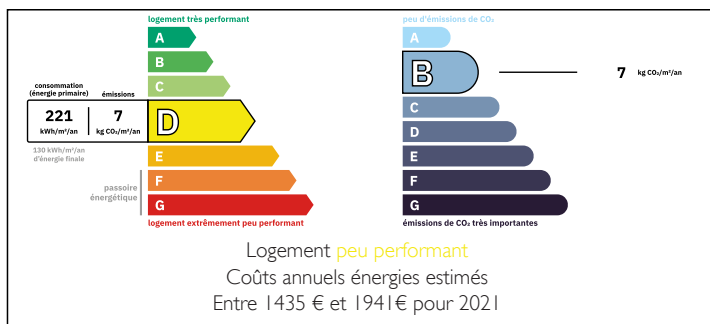
## IN BRIEF

Located just on the periphery and within walking distance to the market town of Lignieres with its bars, restaurants, boulangerie and supermarket. The largest nearby town of Saint Amand Montrond is a 20 minutes drive, famous for its gold and jewellery history but also offers easy access to the motorway and rail links.

With its quiet country lanes the area around the house is great for horse riding, cycling, walking and visiting gardens, museums and chateaux.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

On the ground floor-

Stunning open plan fully fitted kitchen/dining room with a feature wood burner for those cold winter nights (5.2m x 9m)

A shower room and toilet

Massive living room and office area with access out to the terrace (7.5m x 4.3m)

On the first floor-

Private staircase leading up to the large principal bedroom (7.2m x 4.3m)

Another staircase leads up to a landing area (4.4m x 2.8m), and 2 further bedrooms one of which is currently used as a dressing room (4.4m x 3.1m and 4.4m x 2.8m)

Also connected to the house is a former barn area that could be ideal for further renovation (9.6m x 4.6m)

The outside of the property-

Large terrace for entertaining

Numerous outbuilding that include a large barn (15m x 8m) that could be ideal for stables. This barn also includes a salle de fete and kitchen with a further terrace.

There is also a 50m2 purpose built dog kennel currently split into 3 parts..

Large mature gardens

Nearly 4 hectare of grassland that has magnificent views over the town and would be ideal for horses or possibly a camping business.

Access to the property is via electric gates and the driveway leads up to a large parking area.

Properties so close to town with land and business opportunities do not become available very often so an early viewing is recommended.

All measurements are approximate.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 624 EUR**

**Taxe habitation: EUR**

## NOTES